



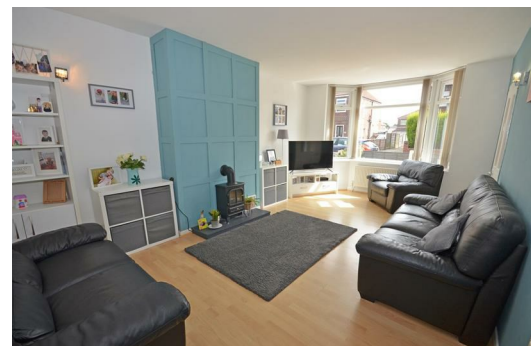
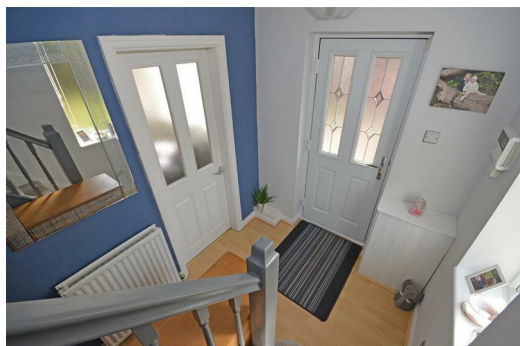
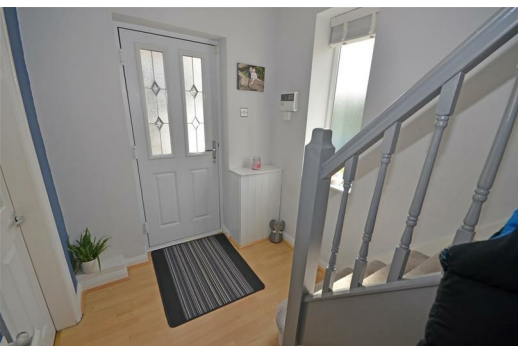
## Merlyn Avenue, Denton, Manchester, M34 6AL

### Offers in the region of £325,000

Ideally located on a quiet yet convenient cul de sac is this superb three bedroom extended semi detached property situated in this highly popular location close to local amenities, schools, transport links and offers ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and deceptively spacious accommodation has been well cared for and improved by the present owners to now provide an excellent sized family home of which briefly comprises: To the ground floor entrance hallway, lounge, superb and extended open plan family room with kitchen and dining and patio doors to the good sized and well maintained rear garden. To the first floor there are three good sized bedrooms and a family bathroom/WC, the loft has also been converted and provides potential for a study or home office if required. To the outside the property has a detached garage to the side with a lawned garden and block paved driveway for two vehicles, To the rear is a good sized and private garden with patio areas. The property is Upvc double glazed and gas central heated ensuring that this property will appeal to even the most discerning of purchasers.

Sought After Location - Viewing Highly Recommended!



## GROUND FLOOR

### Entrance Hall

Composite double glazed front door, window to side, stairs, to the first floor with under stairs storage, laminate wooden floor, doors to lounge and family room kitchen and dining room, radiator.

### Lounge

18'0" x 11'9" (5.49m x 3.58m)

Upvc double glazed bay window to front, feature panelled wall, wall light points, laminate wooden floor, TV aerial point, double doors to family room, radiator.

### Open Plan Living - Kitchen & Dining Room

12'9" x 21'9" (3.89m x 6.63m)

Fitted with a matching range of white base and wall units incorporating a single drainer sink unit and work tops over, space for cooker with gas point, plumbing and space for automatic washing machine and dishwasher, breakfast bar, double glazed windows to the rear and side elevations door to hallway, door to side garden, space for fridge freezer, tiled floor and radiator. To the dining area side there are Upvc double glazed patio doors to the rear garden, laminate wooden floor, double doors to lounge and radiator.

## FIRST FLOOR

### Landing

Window to side, access to loft room via pull down ladder.

### Bedroom 1

9'1" x 11'7" (2.77m x 3.54m)

Upvc double glazed bay window to front, matching range of fitted wardrobes and drawer units, radiator.

### Bedroom 2

8'8" x 11'7" (2.63m x 3.54m)

Double glazed window to rear, radiator.

### Bedroom 3

6'2" x 6'9" (1.87m x 2.07m)

Double glazed window to front, radiator.

### Bathroom/WC

White suite with panelled bath with shower over, pedestal wash hand basin, low level WC, double glazed window to rear, tiled floor and walls, radiator.

### Loft Room

12'5" x 15'3" (3.79m x 4.66m)

Two Velux windows to rear, inset ceiling spotlights, ideal for study/home office.

## OUTSIDE

### Garage

18'0" x 9'0" (5.50 x 2.75)

Window to side, Up and over door, power and light personal door to side.

### Gardens & Driveway

To the outside the property has a detached garage to the side with a lawned garden and block paved driveway for two vehicles, To the rear is a good sized and private garden with patio areas.

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

